THIS INSTRUMENT PREPARED BY:
PAUL C. HAYES, ESQ.
HOWARD MOBLEY HAYES & GONTAREK, PLLC
2319 CRESTMOOR ROAD
NASHVILLE, TENNESSEE 37215
(615) 627-4444

Karen Johnson Davidson County
Batch# 879225 DEEDWARR
06/28/2022 08:59:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220628-0073971

WARRANTY DEED

Consideration Certificate

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0. Pursuant to Tenn. Code Ann. § 67-4-409(a)(3)(G), the transfer of the property described herein is exempt from the Tennessee Realty Transfer tax.

Jane H Sullivan

JANE H. SULLIVAN, as trustee of the Family Trust created under the Walter L. Sullivan Living Trust Agreement, as Trustee, Affiant

Subscribed and sworn to before me,
this 24th day of June, 2022

Paul C. Hayes

Notary Public
My Commission Expires: 5/5/2025

PAUL C. HAYES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Jane H. Sullivan, as Trustee of the Family Trust created under the Walter L. Sullivan Living Trust 6104 Chickering Court Nashville, TN 37215	Jane H. Sullivan, as Trustee of the Family Trust created under the Walter L. Sullivan Living Trust 6104 Chickering Court Nashville, TN 37215	Map 144-10 Parcel 42

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of which is acknowledged, I, **JANE H. SULLIVAN, as Trustee of the Walter L. Sullivan Revocable Living Trust** (the "Grantor"), have bargained and sold, and by these presents do transfer and convey, all of the Grantor's undivided interest in and to certain real property located in Davidson County, Tennessee, being more particularly described below, unto **JANE H. SULLIVAN, as Trustee of the Family Trust created under the Walter L. Sullivan Living Trust Agreement**, its respective successors and assigns (the "Grantee"):

Land in Davidson County, Tennessee, being Lot No. 63 on the Plan of Chickering Valley, of record in Book 2331, pages 121, 122, and 123 Register's Office for said County.

Said Lot No. 63 fronts 155.2 feet on the easterly margin of Chickering Court and runs back between lines, 574.0 feet on the southerly line and 644.3 feet on the northerly line, to a dead line on which it measures 261.0 feet.

Being the same property conveyed to Walter L. Sullivan and Jane H. Sullivan, as tenants in common, by deed from Walter L. Sullivan and wife, Jane H. Sullivan, of record as Instruments No. 200005250052264, said Register's Office. Walter L. Sullivan thereafter conveyed his one-half tenants in common interest in said property to the Walter L. Sullivan Revocable Living Trust by deed recorded as Instrument No. 200005250052266, said Register's Office.

This property is commonly known as 6104 Chickering Court, Nashville, TN 37215.

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title, and interest thereto belonging to said Grantee, its successors and assigns, forever; and Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

This deed was prepared without the benefit of a title search and uses the legal description for the property herein conveyed as reflected in the deed of conveyance to the Grantor. The property is conveyed subject to such limitations, restrictions, easements, and encumbrances as may affect the subject property.

WITNESS my hand this 24th day of June, 2022.

Jane H. Sullivan

JANE H. SULLIVAN, as Trustee of the Walter L. Sullivan Revocable Living Trust

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JANE H. SULLIVAN, as Trustee of the Walter L. Sullivan Revocable Living Trust**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal on this 24th day of June, 2022.

Paul C. Hayes

Notary Public

My Commission Expires: 5/5/2025

PAUL C. HAYES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

CERTIFICATE OF AUTHENTICITY

I, Paul C. Hayes, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on June 24, 2022.

6-24-2022
Date

Paul C. Hayes
Paul C. Hayes

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 24th day of June, 2022.

Lisa D. Hill
Notary Public

My Commission Expires: 5/5/2025

Notary's Seal (if on paper)

